



**Board of Commissioners of Cook County**

**Business and Economic Development Committee**

**Wednesday, June 27, 2018**

**9:15 AM**

**Cook County Building, Board Room  
118 North Clark Street, Chicago, Illinois**

**NOTICE AND AGENDA**

There will be a meeting of the Committee or Subcommittee of the Board of Commissioners of Cook County at the date, time and location listed above to consider the following:

**PUBLIC TESTIMONY**

Authorization as a public speaker shall only be granted to those individuals who have submitted in writing, their name, address, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized public speakers shall be called upon to deliver testimony at a time specified in the meeting agenda. Authorized public speakers who are not present during the specified time for public testimony will forfeit their allotted time to speak at the meeting. Public testimony must be germane to a specific item(s) on the meeting agenda, and the testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony.

**18-4453**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 06/06/2018

[18-3983](#)

**Sponsored by:** TONI PRECKWINKLE (President) and TIMOTHY O. SCHNEIDER, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**EXCEL COLOR CORPORATION 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** Excel Color Corporation

**Address:** 220 Bond Street, Elk Grove Village, Illinois

**Municipality or Unincorporated Township:** Elk Grove Village

**Cook County District:** 15

**Permanent Index Number:** 08-22-102-027-0000; 08-22-1020-028-0000 and 08-22-1020-188-0000

**Municipal Resolution Number:** Village of Elk Grove Resolution Number 16-17

**Number of month property vacant/abandoned:** 12 months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** Two (2) - three (3) full-time jobs

**Estimated Number of jobs retained at this location:** 11 full-time jobs

**Estimated Number of employees in Cook County:** Same as above

**Estimated Number of construction jobs:** 15 construction jobs

**Proposed use of property:** Industrial use manufacturing and distribution of industrial coatings, sealants, plastic, artistic clay and more.

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS**, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS**, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS**, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS**, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**Legislative History :** 6/6/18 - Board of Commissioners - refer to the Business and Economic Developm

[18-3984](#)

**Sponsored by:** TONI PRECKWINKLE (President) and TIMOTHY O. SCHNEIDER, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**ESCORZA LLC 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** Escorza LLC

**Address:** 1901 Greenleaf Avenue, Elk Grove Village, Illinois

**Municipality or Unincorporated Township:** Elk Grove

**Cook County District:** 15

**Permanent Index Number:** 08-35-104-066-0000

**Municipal Resolution Number:** Elk Grove Village, Resolution Number 24-16

**Number of month property vacant/abandoned:** Five (5) months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 19 full-time jobs

**Estimated Number of jobs retained at this location:** 16 full-time jobs, 44 part-time jobs

**Estimated Number of employees in Cook County:** Same as above

**Estimated Number of construction jobs:** 10-20 construction jobs

**Proposed use of property:** Industrial use - warehousing and distribution of flooring products

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS,** in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS,** Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon

purchase for value; and

**WHEREAS**, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS**, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**Legislative History :** 6/6/18 - Board of Commissioners - refer to the Business and Economic Developm

[18-3986](#)

**Sponsored by:** TONI PRECKWINKLE (President) and TIMOTHY O. SCHNEIDER, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**WOLF FAMILY ENTERPRISES, LLC 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** Wolf Family Enterprises, LLC

**Address:** 1001 Morse Avenue, Elk Grove Village

**Municipality or Unincorporated Township:** Elk Grove Village

**Cook County District:** 15

**Permanent Index Number:** 08-34-308-002-0000

**Municipal Resolution Number:** Elk Grove Village, Resolution Number 45-16

**Number of month property vacant/abandoned:** 13 months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** Three (3) to Five (5) full-time jobs

**Estimated Number of jobs retained at this location:** 25 full-time jobs, 10 part-time jobs

**Estimated Number of employees in Cook County:** Same as above

**Estimated Number of construction jobs:** 10-20 construction jobs

**Proposed use of property:** Industrial use, manufacturing and distribution for remanufacturing and distribution of aluminum wheels

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS**, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS**, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS**, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS**, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS**, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS**, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**Legislative History :** 6/6/18 - Board of Commissioners - refer to the Business and Economic Developm

[18-3987](#)

**Sponsored by:** TONI PRECKWINKLE (President) and SEAN M. MORRISON, Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**MLRP MESSENGER, LLC 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** MLRP Messenger, LLC

**Address:** 100 E. Howard Avenue, Des Plaines, Illinois

**Municipality or Unincorporated Township:** Des Plaines

**Cook County District:** 17

**Permanent Index Number:** 09-30-101-035-0000

**Municipal Resolution Number:** City of Des Plaines, Resolution Number R-70-18

**Number of month property vacant/abandoned:** 43 months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 25-70 full-time jobs

**Estimated Number of jobs retained at this location:** Not available

**Estimated Number of employees in Cook County:** Not available

**Estimated Number of construction jobs:** 10 construction jobs

**Proposed use of property:** Industrial use, warehousing and/or distribution

**Living Wage Ordinance Compliance Affidavit Provided:** Yes or No

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for more than 24 continuous months, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation ; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS,** in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property as being deemed abandoned; and

**WHEREAS,** Class 6b requires a resolution by the County Board validating the property as abandoned for the purpose of Class 6b; and

**WHEREAS,** the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS;** industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and



**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**Legislative History :** 6/6/18 - Board of Commissioners - refer to the Business and Economic Developm

A handwritten signature in blue ink, reading "Matthew B. DeLeon". The signature is fluid and cursive, with the first name "Matthew" being the most prominent.

Secretary

Chairman: Garcia

Vice-Chairman: Moody

Members: Arroyo, Butler, Deer, Gainer, Moore, Morrison, Schneider